114.0	0006	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	622,200 / 622,200
					USE VALUE:	622,200 / 622,200
					ASSESSED:	622,200 / 622,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46		AERIAL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ONKAMO MINNA
Owner 2:	AHVENINEN JYRKI
Owner 3:	
Street 1:	46 AERIAL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MURRAY MARCELLE -
Owner 2:	-
Street 1:	46 AERIAL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,846 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1931, having primarily Wood Shingle Exterior and 1125 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4846.000	226,100	300	395,800	622,200
Total Card	0.111	226,100	300	395,800	622,200
Total Parcel	0.111	226,100	300	395,800	622,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 553.07 | /Parcel: 553.0

Legal Description

User Acct 73253

GIS Ref

GIS Ref

Insp Date 12/15/08

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 114.0-0006-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	226,100	300	4,846.	395,800	622,200	622,200	Year End Roll	12/18/2019
2019	101	FV	200,600	300	4,846.	401,400	602,300	602,300	Year End Roll	1/3/2019
2018	101	FV	200,600	300	4,846.	299,700	500,600	500,600	Year End Roll	12/20/2017
2017	101	FV	200,600	300	4,846.	271,400	472,300	472,300	Year End Roll	1/3/2017
2016	101	FV	200,600	300	4,846.	260,100	461,000	461,000	Year End	1/4/2016
2015	101	FV	188,500	300	4,846.	220,500	409,300	409,300	Year End Roll	12/11/2014
2014	101	FV	188,500	300	4,846.	209,200	398,000	398,000	Year End Roll	12/16/2013
2013	101	FV	188,500	300	4,846.	199,000	387,800	387,800		12/13/2012

!8881!

PRINT

Date	Time
12/10/20	23:25:10

LAST REV

Date	Time
09/09/20	15:30:04

mmcmakin

8881

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MURRAY MARCELLE	75250-460	1	7/30/2020		701,777	No	No		
THERIAULT ELIZA	61596-340		4/12/2013		446,500	No	No		
BARATTA JOHN/ET	27334-93		5/29/1997		175,000	No	No		Y

USER DEFINED

Prior Id # 1:	73253
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/7/2015	296	Solar Pa	6,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/9/2020	SQ Mailed	MM	Mary M
8/17/2015	Sales Verif.	MM	Mary M
5/27/2015	Permit Insp	PC	PHIL C
12/15/2008	Meas/Inspect	189	PATRIOT
3/16/2000	Inspected	263	PATRIOT
2/10/2000	Measured	197	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4846		Sq. Ft.	Site		0	70.	1.17	5									395,765						395,800	

Total AC/HA: 0.11125 | Total SF/SM: 4846 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 395,765 | Spl Credit | Total: 395,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98500049
Adj $ / SQ:	139.624
Other Features:	86500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	277755
Depreciation:	51662
Depreciated Total:	226093

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 0		BRs: 0		Baths: 1					HB 1		

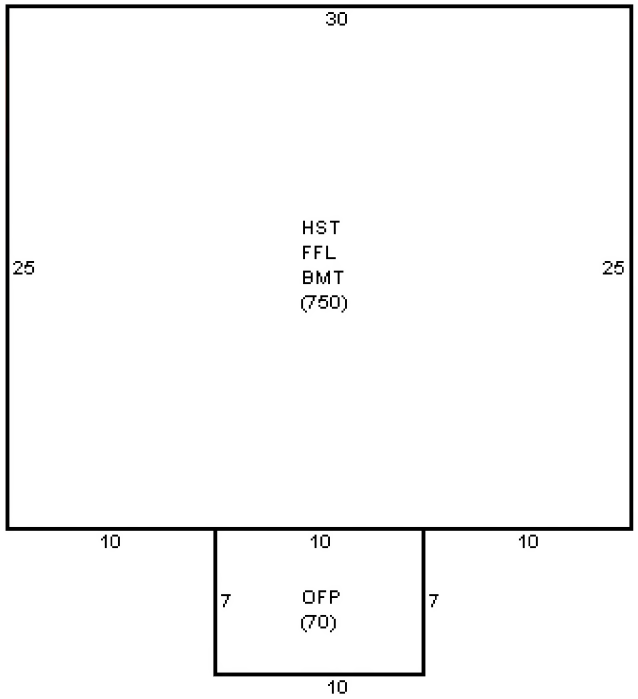
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	6	3	
Totals			
0			

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	750	41.890	31,415
FFL	First Floor	750	139.620	104,718
HST	Half Story	375	139.620	52,359
OFP	Open Porch	70	39.470	2,763

Net Sketched Area:	1,945		Total:	191,255	
Size Ad	1125	Gross Are	2320	FinArea	1125

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	139.62
Special Features:	0	Val/Su Net:	116.25
Final Total:	226100	Val/Su SzAd	200.98

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 114.0-0006-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X14	F	FR	1965	4.44	T	51	101			300			300

More:	N	Total Yard Items:	300	Total Special Featues:	Total: 300